

**BLUAC Steering Committee
November 17, 2005 Minutes**

In attendance: Sue Hanson, Sarita McKnight, Bill McKnight, Wayne Sand, Warren Gardner, Kelly John Sagami, Chuck Gough, George Darrow, Leslie Budewitz, Paul Guerrant, Clarice Ryan, John Bourquin, Russ Miller, Craig D. Wagner, Pat Wagner, Carol Venable, Gary Ridderhoff, Elna Darrow, Don Loranger, Paul J. Rana, Bret Thuma, Ann Guerrant, Bruce Peachy

Old Business:

Minutes of November 3, and November 10, 2005 were approved as corrected.

Chairman Loranger called for committee reports.

By Laws Committee chairman, Craig Wagner, reported that there are two pages completed in the revision of the Steering Committee By-Laws. The committee is still in the process of refining and revision and should have a completed draft ready by the December 1, 2005 meeting.

Government Committee chairman, John Bourquin, reported that the committee is proceeding with the work of defining lines in the Bigfork area that would qualify for the 500 resident requirement for incorporation. The next step would be to define the tax base for the defined area or areas and then determine approximate income and expenses connected to incorporation.

Shelley Gonzales was introduced as the chairman of the various sub-committees charged with defining use, needs and eventual zoning recommendations to update the Bigfork Land Use Plan. The Purpose Statement defined by the Executive Committee as a guide for the sub-committees is as follows:

Develop an amended Bigfork Land Use Plan designated to improve the present health, safety, convenience and welfare of area residents and provide for the future development in the Bigfork Zoning District. At a minimum, the plan must include detailed zoning recommendations and address current and future needs in the following areas: Infrastructure (roads/ water/ sewer/ power); Residential; Business; Agricultural; Public Facilities; Environmental (including parks & recreation), Cultural; Industrial.

Shelley passed out a Structure Outline for the sub-committees plus the Goals & Policies from the original 1993 adopted plan. She is looking for chairs and committee people to conduct the business of each sub-committee. Several people in attendance noted which committee in which they would like to participate. More are needed to fill out the committees. Please contact Shelley Gonzales (837-5346 or chuygonz@centurytel.net) if you are interested in helping in the following areas: Downtown and Commercial District, Land Use, Natural Resources, Housing, Public Facilities, Local and Social Services and Environment.

Warren Gardner asked if it was possible to expand the Bigfork Zoning District to include residents north of Bigfork and in the Bigfork School District that were presently outside the boundaries of the Bigfork Land Use Plan. Warren was encouraged to contact neighbors in the area, survey their interest and bring the results back to the Steering Committee. It was generally agreed that the Bigfork Zoning District could be expanded to include any areas interested in being part of the Zoning District.

The question of whether covenants in a subdivision could be superseded by Flathead County zoning was discussed. The consensus was that the county could rezone an area with covenants if certain covenants had not been approved by the county and entered into the county's growth plan.

The committee was reminded of the November 18, 2005 deadline for applications for Flathead County Board positions.

There will be a Public Meeting at Swan River Hall on Wednesday, December 7, 2005, 7:00 PM to present the Survey Results and gather input from residents who have not had the opportunity to attend past meetings. Swan River School will send home flyers with students prior to the meeting as well as post the notice on the website and post a notice on the school's reader board. Flyers were handed out to members at the meeting for distribution.

Flathead County Planner, B J Grieve, has requested help with refreshments for the three public meetings the county will be conducting on three Tuesdays, November 29, December 13, and January 31 all at 6:00 PM at Bethany Lutheran Church. Clarice Ryan had flyers to hand out to announce the county meetings.

Meeting was adjourned at 1:05 PM

Sue Hanson
Secretary